

**Architectural Inventory Form**

(Page 1 of 7)

**I. IDENTIFICATION**

1. Resource number: **5BL9239**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Moffet House**
6. Current building name: **Bottinelli House / Tiff House**
7. Building address: **220 4th Avenue**
8. Owner name: **Ada O. and Charles R. Bottinelli**  
Owner address: **1742 Emery Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**NW¼ of NE¼ of NE¼ of SE¼ of section 3**
10. UTM reference  
Zone **13**  
Easting: **491755**  
Northing: **4445965**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **5, 6** Block: **48**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_ Determined Eligible - National Register
- \_\_\_\_ Determined Not Eligible - National Register
- \_\_\_\_ Determined Eligible - State Register
- \_\_\_\_ Determined Not Eligible - State Register
- \_\_\_\_ Needs Data
- \_\_\_\_ Contributes to eligible National Register District
- \_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Rectangular Plan**
15. Dimensions in feet: **864 square feet**
16. Number of stories: **One**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Shingles**
18. Roof configuration (enter one):
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Chimney**  
**Porch**  
**Attached Garage**

22. Architectural style /  
building type:

**Bungalow**

## **21. General Architectural Description**

Built in the Bungalow style, the house at 220 4th Avenue is a one-story, rectangular shaped, wood frame dwelling. The building fronts toward 4th Avenue to the south, and is located between the residences at 214 4th Avenue to the east, and 402 Collyer Street to the west. The main portion of the house measures 38' N-S (deep) by 26' E-W (across); and there is also an 8' by 22' gabled porch on the facade (south elevation), and a 9½' by 23' extension to the north (rear) elevation, as well as a an original 16' by 10' garage attached to the home's northwest corner. The house is supported by a low concrete foundation, and the exterior walls are clad with painted white horizontal wood siding, with square-cut wood shingles in the upper gable ends. The main roof is hipped, with intersecting gables over the open front porch, and over a rectangular bay window on the west elevation. The roof is covered with grey asphalt shingles, the rafter ends are exposed beneath the eaves, and one red brick chimney is located on the north-facing roof slope. The home's windows are primarily 12/1 double-hung sash, with painted white wood frames and surrounds, and with painted black exterior wood screens. The bay on the west elevation features one 8/1 double-hung sash window, flanked by two 6/1 double-hung sash windows. A stained brown glass-in-wood-frame entry door leads into the home from the 8' by 22' porch on the symmetrical facade. The Craftsman-style porch features a carpeted wood or concrete floor, wood frame knee walls, and painted white square pillars which support the gable porch roof. A rear entry door leads into the dwelling on the north elevation.

The small 16' by 10' garage at the dwelling's northeast corner was part of the original construction. This structure features a concrete foundation and floor, painted white horizontal wood siding exterior walls, and a front gable roof with grey asphalt shingles and exposed rafter ends. A set of paired, painted white, vertical wood plank garage doors, side hinged with metal strap hinges, located on the south elevation, open onto a concrete driveway which extends along the west side of the house to 4th Avenue.

## **22. Architectural style / building type:**

Please see front page.

## **23. Landscape or setting special features:**

This building is located on the north side of 4th Avenue, the second property east of Collyer Street, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

## **24. Associated buildings, features, or objects**

Attached Garage

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate  
Actual **1920**

Source of information:  
**City of Longmont building permit file for 214 4th Avenue**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**Charles A. Painter**

Source of information:  
**Frank A. Tiff**

28. Original owner:  
**unknown**

Source of information:  
**n/a**

#### **29. Construction History (include description and dates of major additions, alterations, or demolitions):**

City of Longmont building permit records, corroborated with Longmont city directories, indicate that this Bungalow style residence, with an attached garage, was constructed in 1920. There have been no additions to the dwelling following its original construction.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

### **35. Historical Background**

The property at 200 Fourth Avenue was constructed in the early 1920s. Longmont Water Tap Records show that on June 8, 1920, Albert H. Buckley applied for a water permit for this location. Albert Buckley worked with his father, John, at the family's hardware, plumbing and heating business, and was likely the contractor for the water tap rather than owner of the property. The current resident of 220 Fourth Avenue was told that the original owner or contractor was Charles Painter, who lived around the corner at 402 Collyer Street. Mr. Painter was a carpenter and contractor, responsible for construction several residential dwellings in Longmont. Charles A. Painter was born March 9, 1881, in Stoutsville, Missouri, and was raised in the nearby town of Shelbina. His wife, Anna Mae (Bailey) Painter was born on January 28, 1881, in Monroe County, Missouri. The couple was married in Paris, Missouri on January 14, 1903. The Painters and their sons, Fields G and Jack K. moved to Longmont in 1916, first residing at 210 Fourth Avenue until moving to 402 Collyer in the late 'teens or early 1920s.

Once built, the dwelling was briefly the home of Thomas M. and Louise Rush. By 1928, the property belonged to Mrs. Lucy E. (Strong) Moffet. Mrs. Moffet was very active in several civic and social organizations. On January 11, 1924, the Longmont Ledger reported that she had been elected senior vice-president of the W.R.C. Mrs. Moffet lived here until her death in March 1946. The next owners were Robert Ray and Ruby Fern Lucas. Ray and Fern (both of the Lucases went by their middle names) moved here from their previous home at 833 Baker. The couple had at least two children, Robert L. Lucas and Dona M. Lucas. Ray worked variously as a driver for the Kuner-Empson Company, as a fieldman, and later, in the 1950s as a hay bailer. Boulder County Assessor's records show that this property was sold one again, in the mid-1950s. The new owners were John A. and Ersilia Pellillo. The Pellilos lived her through 1970. At that time, the property became a rental. Since the early 1970s, the home has been leased to Frank A. and Mercle Tiff. The current owners of record, Ada O. and Charles R. Bottinelli, are reportedly relatives of John and Ersilia Pellillo.

### 36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Charles A. Painter." [obituary] *Longmont Times-Call*, April 28, 1978, p. 14.

City of Longmont Building Permit files.

[Lucy Moffet obituary] *Longmont Times-Call*, March 21, 1946, p. 1.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated June 1930, and June 1959.

---

**VI. SIGNIFICANCE**

37. Local landmark designation:  
Yes  
No **xx**  
Date of Designation: **n/a**

**38. Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

**xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **1920-1953**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is historically significant relative to National Register Criterion A for its association with Longmont's residential development from circa 1921 through 1953. The house is also architecturally significant, under Criterion C, for its representative, and very intact, expression of the Bungalow style of architecture. The building is also architecturally notable for its original attached garage. The property's level of significance is probably not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. However, because it displays excellent integrity, the property probably does qualify to be individually listed as a local landmark by the City of Longmont. The property could also qualify for listing in the National Register of Historic Places as a contributing resource within the boundaries of the Longmont East Side Historic District, if the district's boundaries were to be expanded. Currently, the property is located just outside the district's boundaries.

**43. Assessment of historic physical integrity related to significance:**

This property displays a well above average level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. There have been no additions and no notable exterior alterations to the building following its original construction.

---

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located just outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this building would be considered a contributing resource within the newly formed boundaries.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-41**

Frame(s): **35-37**

Negatives filed at:

**City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **May 22, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**